

Chapter 21

COMMERCIAL PLANNED DEVELOPMENT DISTRICTS

“A zoning ordinance providing for multiple uses within a unified development that is attractively designed and exceptionally functional.”

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Section 21-1 Description and Purpose

The “CPD” Commercial Planned Development Zone is established in order to provide for the commercial and service needs of both local residents and the motoring public by providing for multiple uses within a unified development that is attractively designed and exceptionally functional. Several objectives will be met within the CPD; these objectives include: flexibility and creativity in design; preservation of natural or cultural features; efficient layout of roads and service drives; efficient use of utilities; effective storm water management; coordination of architectural styles; and adequate provisions for public safety. In addition, any area zoned “CPD” shall meet the intent of the General Plan for Kanab City.

Section 21-2 Authorization and Procedure

A Commercial Planned Development zoning district may be approved by the City in any location which is recommended for Commercial or Commercial Planned Development use by the Kanab City Master Plan in accordance with the regulations of this chapter, overlay zones and the procedures of Chapter 22 (Commercial Zones) of this Ordinance.

Section 21-3 Permitted Uses

Land and /or buildings in this district may be used for the following uses only:

1. Any use permitted by right in the “C-1”, “C-2” and “C-3” Commercial Zones and, in addition, any use permitted as a conditional use within the “C-1”, “C-2” and “C-3” Commercial Zones when specifically authorized by the City Council upon recommendation of the Planning Commission.
2. Commercial Planned Developments will be considered in “C-2” and “C-3” Zones and in the Transitional and Entry Corridor Protection Overlay Zones.
3. Residential/Commercial uses by conditional use permit.

Section 21-4 Development Requirements

1. **Minimum Lot Size** - Any site zoned for CPD shall not be less than three acres in size. This requirement may be waived by the Planning Commission when the site under consideration can be

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shown to meet the intent and objectives of this Chapter.

2. **Lot Width** - The lot width and public or private road frontage requirements shall be determined by the Planning Commission in its review of the CPD site plan. When determining these requirements, the Planning Commission shall analyze the following but not limited to:

- a. The nature of existing and planned land uses adjacent to and near the site,
- b. Compatibility of all building setbacks with adjacent land uses,
- c. The location of natural features on the site,
- d. Existing and proposed site topography,
- e. The location of public utilities,
- f. Public safety and emergency vehicle access,
- g. The design of the master street plan - intersections,
- h. The design of existing and proposed pedestrian walkways, and
- i. The objectives of the CPD district contained herein.

3. **Private Roads** - Private roads may be permitted within a CPD when specifically approved by the Planning Commission. Private roads shall adhere to the private road requirements of the Zoning Ordinance except that the roads shall be built to the construction standards required by the Kanab City Design Standards for commercial roads. The Ordinance requirements for private roads, other than road construction standards, may be modified by the Planning Commission according to the following criteria:

- a. Number and type of buildings served by the private road,
- b. Amount of traffic generated by the proposed uses,
- c. Existing topography and vegetation,
- d. Public safety and emergency vehicle access,
- e. The inter-relationship with the public street network, and
- f. The likelihood of public dedication of the roadway.

4. **Building Height, Size, Placement and Appearance**

- a. No building shall be erected to a height greater than allowed by ordinance.
- b. A building shall not exceed 40,000 square feet in gross floor area as described in this ordinance. However, in certain

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situations the Planning Commission may allow a combination of buildings greater than 40,000 square feet in gross floor area if buildings are interconnected in a strip-mall manner. When making this determination, the Planning Commission shall consider the following criteria:

- i. The proposed development is granted a zone change to CPD
- ii. The proposed location of the development
- iii. The proposed nature and intensity of use(s) for the building
- iv. The proposed location, types, sizes, number and arrangement of all buildings within the development
- v. The impact on adjacent properties
- vi. The public safety and fire department provisions for the proposed building
- vii. The development is consistency with the City General Plan, Street Plan, etc.

(The criteria above will be taken into consideration by the Planning Commission and City Council when reviewing an application for zone change to Commercial Planned Development).

- c. Buildings shall be designed consistent with all City Ordinances and Overlay Regulations.

5. **Sidewalks** - Sidewalks and walkways shall be installed consistent with Kanab City Design Standards and designed to protect the safety and welfare of the walking public.

6. **Off-Street Parking** - When determining the baseline vehicular parking requirements for a CPD site, the Planning Commission shall consider the requirements found for the particular use(s) in this ordinance. In addition, the Planning Commission will consider the following when reviewing parking requirements:

- a. The nature and intensity of use(s) proposed for the site
- b. The location and arrangement of all buildings
- c. The type, number and size of all buildings
- d. Data resulting from a professional traffic study
- e. Data submitted by the developer and approved by the City Engineer
- f. Where deemed feasible by the Planning Commission,

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no more than 60% of the site's off-street parking shall be located between the front façade and the corresponding primary street frontage. Parking areas should be placed at the side and rear of buildings wherever possible to allow the building's architecture and onsite landscaping to be the predominate view from the street.

g. Delivery/Shipping areas must be located in the rear of buildings.

h. Overlay design standards and guidelines.

7. **Signs** - Signs within a CPD shall comply with the regulations for the proposed uses contained in the specific Overlay Zone and Chapter 7 of the Kanab City Zoning Ordinance. The developer must submit a signage plan for all site signage at the time of Preliminary Development Plan review by the Planning Commission.

8. **Landscaping** - A landscaping plan shall be submitted at the time of Preliminary Development Plan review. The landscaping plan shall illustrate the type, size, location and number of all proposed plantings. The landscaping proposal must substantially comply with the requirements of the current Kanab City landscaping policy and/or zoning ordinance.

a. Landscaping plans should incorporate a "tree-lined street" design along all roadways and service drives. Plantings should be used to screen dumpsters areas, utility meters and ground HVAC units as appropriate. Shrub plantings should be used to shield parking areas from the street.

b. The overall goal of the landscaping plan is not to overload a site with plantings but to complement the built environment of the site. The color, texture and placement of plantings is, therefore, very important. The use of a registered landscape architect is encouraged in order to create a complementary landscaping plan.

c. All landscaped areas must be irrigated by a professionally-designed underground watering system.

9. **Access Management and Traffic Calming** - Driveways, service drives, public and private roads and cross access connections must be shown on the Development Plan in accordance with the current Kanab City Master Plan. Driveways proposed onto public roads must receive preliminary approval from the appropriate permitting agency prior to Planning Commission review of the Final Development Plan. In order to protect pedestrians and non-motorized transportation users, the Plan must display appropriately placed and designed traffic calming devices and strategies. Examples of traffic calming measures include speed bumps, bump outs, bulb outs and intersection

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crosswalks.

10. **Storm Water Management** - A Storm Water Management Plan must be submitted along with the CPD site plan proposal. The City Engineer will review the Storm Water Management Plan in accordance with the standards and procedures of the current City Ordinance.